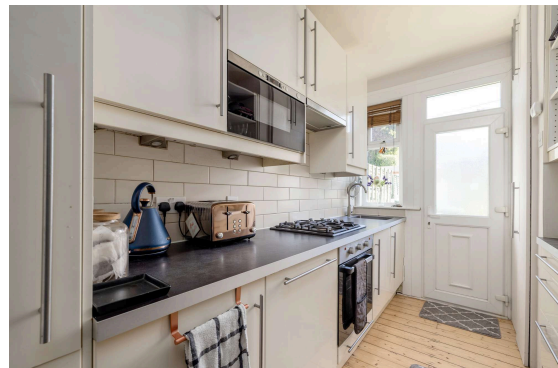


**17 Cowan Road  
Edinburgh EH111RL**

**Offers Over £435,000**

- Living room featuring decorative fireplace and french doors to garden
- Dining room/third bedroom featuring decorative fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms with eaves storage
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Private garden to rear with large shed
- Off-street parking via driveway

**Council Tax Band: E  
Tenure: Freehold**



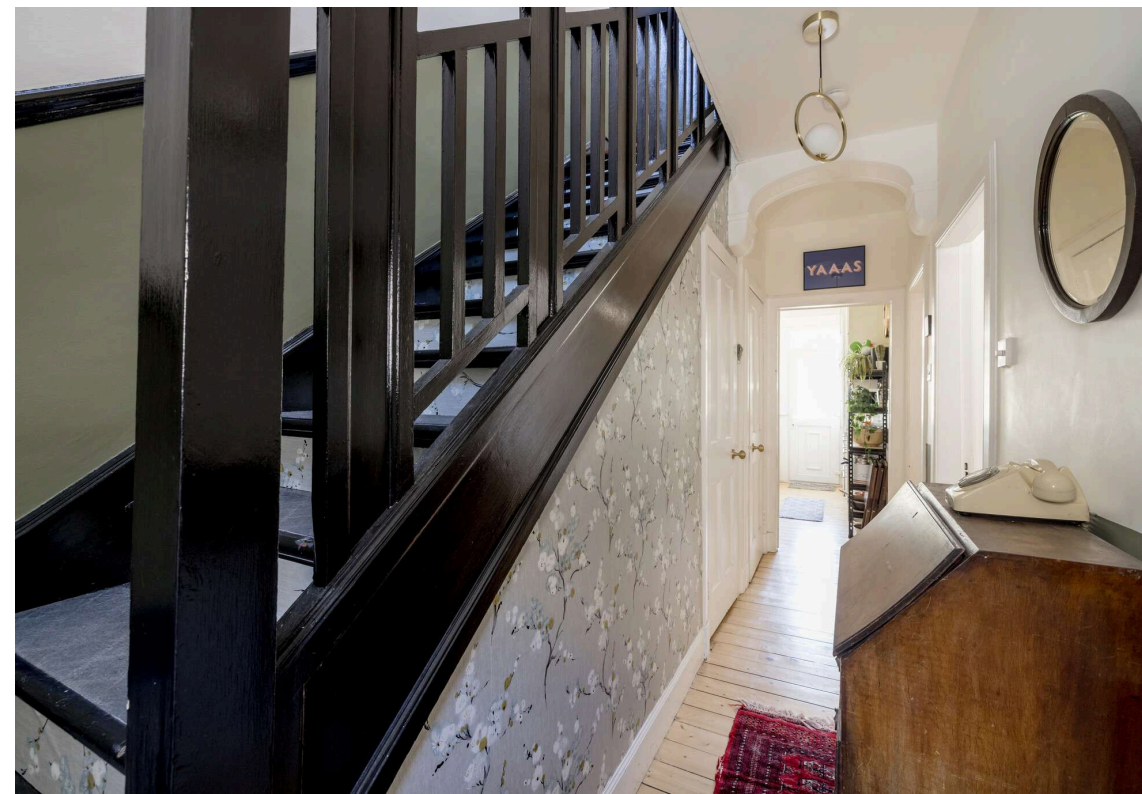
## Mid Terraced Villa

Blair Cadell are delighted to present to the market this stunning three-bedroom terraced home, superbly located in the heart of sought-after Shandon. Beautifully finished throughout and offered in true turnkey condition, this impressive property will appeal to a wide range of buyers and viewing is highly recommended.

The accommodation is both flexible and well-proportioned. The welcoming lounge features an attractive decorative fireplace and could also be easily utilised as a third bedroom if required. A stylish galley kitchen is fitted with a range of floor and wall-mounted units, gas hob, electric oven, and integrated appliances, all of which are included in the sale. To the rear, a second living and dining area benefits from French doors providing direct access to the garden, making it an ideal space for entertaining friends and family. On the first floor, the landing provides access to the attic, while two generous double bedrooms both benefit from eaves storage. The family bathroom is fitted with a modern three-piece suite, complete with a mains-powered shower over the bath. The hallway offers excellent additional storage with two large cupboards. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, there is a beautiful, private rear garden—perfect for summer barbecues—which also includes a convenient garden shed. Off-street parking is available to the front via the driveway.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watson's College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well

**Viewing by appointment on 0131 337 1800**

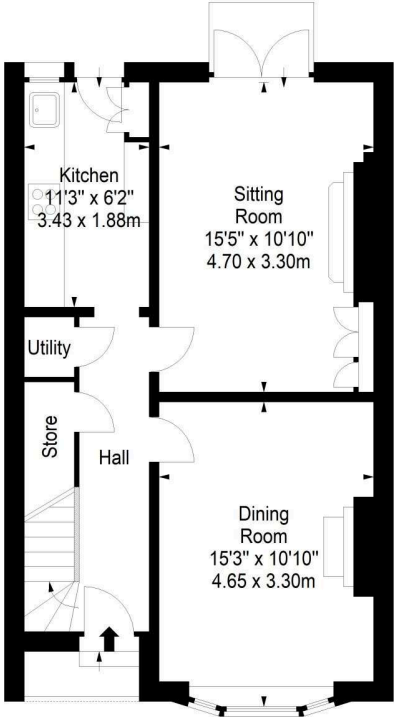
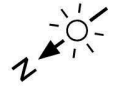




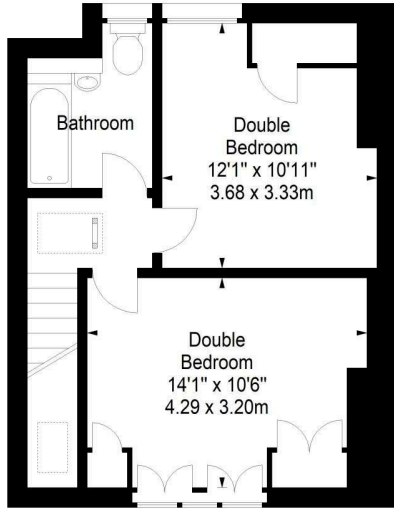
**Cowan Road, EH11 1RL**



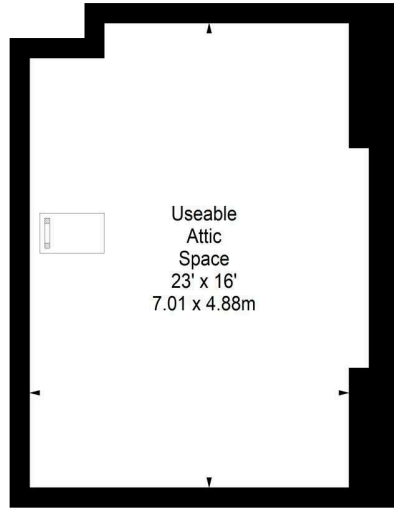
Approx. Gross Internal Area  
 918 Sq Ft - 85.28 Sq M  
 Useable Attic Space  
 Approx. Gross Internal Area  
 389 Sq Ft - 36.14 Sq M  
 For identification only. Not to scale.  
 © SquareFoot 2026



Ground Floor



First Floor



Attic

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 1 Harrison Gardens  
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